

# \$499,900 - 315 Hillcrest Drive Sw, Airdrie

MLS® #A2237905

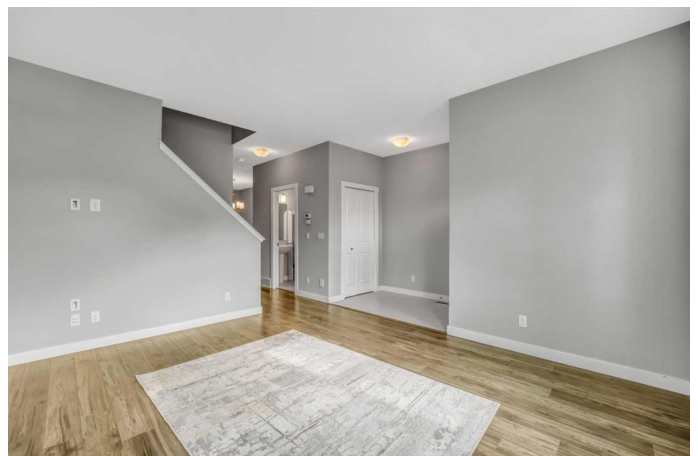
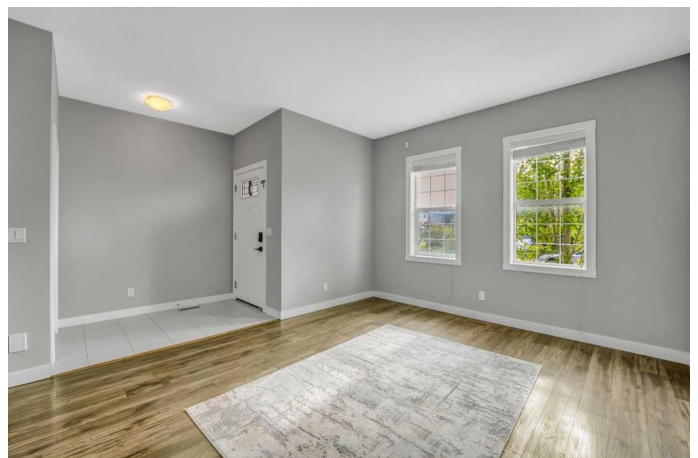
**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,425 sqft

Residential on 0.05 Acres

Hillcrest, Airdrie, Alberta

NO CONDO FEES | OVER 2,075 SQ FT OF FINISHED SPACE | 4 BEDROOMS | 4 BATHROOMS | DOUBLE GARAGE | PRIVATE BACKYARD| UPPER LEVEL LAUNDRY | FINISHED BASEMENT | STEPS TO SCHOOL & PATHWAYS | Located in the vibrant community of Hillcrest, this stylish 4-bedroom, 4-bathroom townhouse offers over 2,075 sq ft of thoughtfully designed living space with NO CONDO FEES and a private backyard for added freedom. Freshly painted in a modern palette, the open main floor is warm and welcoming with updated flooring and an abundance of natural light from the front-facing windows. The living room offers a calm space to gather, while the central dining area seamlessly connects to the kitchen for easy entertaining. A centre island with bar seating anchors the kitchen, which also features stainless steel appliances, generous cabinet storage, a pantry and tile backsplash that adds a clean, contemporary touch. A powder room conveniently completes this level. Upstairs, the spacious primary suite is a true retreat with a walk-in closet, a private 3-piece ensuite and large windows that fill the space with natural light. Two additional bedrooms, a full 4-piece bath and upper laundry provide comfort and practicality for growing families. The fully finished basement extends your living space with a large rec room, fourth bedroom with a walk-in closet and a full bathroom making it ideal for guests, teens or multi-use flexibility. Step outside to a



private, landscaped yard with a patio perfect for summer barbecues, privately set behind the double detached garage. The front exterior features low-maintenance landscaping and excellent curb appeal with a modern Tudor-inspired architecture. This move-in-ready home is ideally positioned within walking distance to Hillcrest Park, Northcott Prairie School (K&#8208;8), and the extensive pathway system that winds through this active, family-friendly neighbourhood. Commuters will appreciate easy access to QEII and proximity to CrossIron Mills, Costco and Calgary. A stylish, functional home in an incredibly connected location!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237905      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,425         |
| Acres          | 0.05          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 Hillcrest Drive Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4C7                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 99              |
| Zoning         | R2-T            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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